



ARCHITECTURE

Space Planning Program - Total Departments

Project Petersburg Medical Center Master Plan

Date 10/24/2019

NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	NSF	GF	DSF	NSF	GF	DSF	
DEPARTMENTS							
MAIN ENTRY RECEPTION	875	1.10	966	2,525	1.15	2,904	
ADMINISTRATION	2,183	1.18	2,578	1,200	1.35	1,620	
INFORMATION TECHNOLOGY	0	0	0	1,140	1.25	1,425	
BUSINESS/MED. RECORDS	884	1.19	1,051	1,120	1.25	1,400	
LONG TERM CARE	4,430	1.38	6,094	8,460	1.50	12,690	
CLINIC	2,736	1.95	5,342	6,430	1.40	9,002	
ACUTE CARE	3,578	1.20	4,295	5,990	1.20	7,188	
EMERGENCY DEPARTMENT	954	1.10	1,053	1,440	1.50	2,160	
LABORATORY	1,683	1.12	1,881	2,060	1.25	2,575	
IMAGING	1,437	1.48	2,126	3,470	1.50	5,205	
PHARMACY	117	1.00	117	640	1.20	768	
SURGERY	1,045	1.46	1,522	1,810	1.60	2,896	
CENTRAL STERILE	480	1.09	523	760	1.30	988	
PHYSICAL THERAPY	1,096	1.14	1,253	2,682	1.25	3,353	
HOME HEALTH	1,672	1.44	2,416	440	1.40	616	
MAINTENANCE	2,376	1.26	3,000	2,376	1.15	2,580	
DIETARY	1,656	1.21	2,000	2,940	1.30	3,822	
CENTRAL SUPPLY	5,012	1.20	6,000	4,840	1.30	6,292	
OTHER SUPPORT SPACES	4,660	0.00	0	0	0.00	0	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			36,217	61,191			
Building grossing factor			1.35	1.30			
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			49,000	79,549			

BUILDING GROSSING FACTOR

Exterior walls, public corridors, mechanical and electrical services, stairs and elevators

Space Planning Program - Main Entry Reception

Project Petersburg Medical Center Master Plan

Date 10/24/2019

NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
MAIN ENTRY RECEPTION			875			2,525	
VESTIBULE 1	1	53	53	1	150	150	Entry, large enough for wheelchair storage
VESTIBULE 2	1	135	135			0	
LOBBY	1	380	380	1	600	600	Allow for Welcoming and Wayfinding
FRONT RECEPTION DESK & ADMITTING	1	57	57	1	100	100	Assume 2 staff (50 sf x 2)
WAITING ROOM L1	1	73	73	1	150	150	Assume 5 seats (30sf x 5)
CHILDREN'S PLAY AREA			0	1	60	60	Contiguous with waiting
MULTI-PURPOSE EDUCATION ROOM			0	1	800	800	Divisible into two rooms
HEALTH EDUCATION KIOSK			0	1	25	25	Brochures
LACTATION ROOM			0	1	80	80	With a sink and refrigerator
QUIET ROOM (CHAPEL)			0	1	200	200	
PUBLIC TOILET ROOM L1 - 1	1	44	44			0	
PUBLIC TOILET ROOM L1 - 2	1	43	43			0	
PUBLIC TOILET ROOMS L2	2	45	90			0	
FAMILY RESTROOM				1	80	80	
MEN'S RESTROOM				1	130	130	Urinal and ADA stall
WOMEN'S RESTROOM				1	150	150	Standard and ADA stalls
SUBTOTAL NSF			875			2,525	
DEPARTMENTAL GROSS SF			966			2,904	
GROSSING FACTOR			1.10			1.15	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			966			2,904	

DEPARTMENT GROSSING FACTOR

Interior walls, partiitions, corridors, hallways, specific to each department

Notes

1. Intended as central entry to hospital and clinic.



Space Planning Program - Administration

Project Petersburg Medical Center Master Plan

Date 10/24/2019

NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
ADMINISTRATION			2,183			1,200	
CEO OFFICE	1	255	255	1	280	280	CEO
CFO OFFICE	1	181	181				CFO with Business Office
CNO OFFICE	1	79	79		100	0	On nursing floor
HUMAN RESOURCES DIR.	1	75	75	1	100	100	
ADMINISTRATIVE ASSISTANT	1	94	94	1	100	100	
OFFICE MANAGER	1	66	66	1	80	80	
PROJECT MANAGER	1	66	66	1	80	80	
CONFERENCE ROOM (COMBINED)	1	817	817		150	0	Not required. Mtgs in CEO office
WORK ROOM (CLERICAL)	1	479	479	1	500	500	4 workstations and copier
STAFF TOILET	1	25	25	1	60	60	
HOUSEKEEPING	1	46	46			0	
 SUBTOTAL NSF			2,183			1,200	
DEPARTMENTAL GROSS SQUARE FEET			2,578			1,620	
GROSSING FACTOR			1.18			1.35	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			2,578			1,620	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Space Planning Program - Information Technology

Project Petersburg Medical Center Master Plan

Date 10/24/2019

NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
INFORMATION TECHNOLOGY			0			1,140	
OFFICE			0	1	100	100	IT Director
WORKSTATIONS			0	4	60	240	Repair and configuration
SERVER ROOM			0	1	200	200	
STORAGE			0	1	200	200	
Training				1	400	400	Dedicated training stations
SUBTOTAL NSF			0			1,140	
DEPARTMENTAL GROSS SQUARE FEET						1,425	
GROSSING FACTOR						1.25	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			0			1,425	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes

- Existing accommodations for IT were not identified

Space Planning Program - Business Office/Medical Records

Project Petersburg Medical Center Master Plan

Date 10/24/2019

NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
BUSINESS OFFICE/MEDICAL RECORDS			884			1,120	
CFO OFFICE	1	181	181	1	180	180	
CFO ADMINISTRATIVE ASST.			0		70	0	None listed
BUSINESS OFFICE MANAGER			0		120	0	None listed
PATIENT ACCOUNTS			0	4	80	320	Patient Billing Consultation
RECEPTION AND WAITING			0	1	120	120	Open office
COPY AND STORAGE			0	1	180	180	
MED REC. OFFICE	1	120	120	1	120	120	Manager
MED REC. OFFICE	1	102	102		80	0	Not needed
MEDICAL RECORDS STORAGE	1	173	173	1	200	200	Compact shelving
COPIER/SUPPLIES	1	110	110		180	0	Shared with Bus. Office
DICTATION	1	18	18		30	0	Not needed
STORAGE 1	1	22	22			0	Combined above
STORAGE 2	1	63	63			0	Combined above
FILE STORAGE	1	95	95			0	Combined above
SUBTOTAL NSF			884			1,120	
DEPARTMENTAL GROSS SQUARE FEET			1,051			1,400	
GROSSING FACTOR			1.19 existing			1.25	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			1,051			1,400	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes

Space Planning Program - Long Term Care

Project Petersburg Medical Center Master Plan

Date 10/24/2019

NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
LONG TERM CARE			4,430			8,460	
PRIVATE LONG TERM PATIENT ROOM	9	208	1,868	16	350	5,600	ADA + includes shower/toilet room
PRIVATE LONG TERM PATIENT TOILET	9	25	223				
SEMI PRIVATE LTC PATIENT ROOM	3	204	612	1	375	375	For Doubles/Couples
CENTRAL STAFF STATION					120	0	Not necessary
ACTIVITY ROOM	1	459	459	1	500	500	TV, music, recitals
DINING	1	542	542	1	600	600	
QUIET ACTIVITY				1	120	120	Reading, puzzles
LTC DIRECTOR OFFICE	1	143	143	1	120	120	
HAIRWASH/SALON	1	137	137	1	120	120	beauty parlor
STORAGE	1	113	113	3	100	300	10 sf per room
HOUSEKEEPING	1	33	33	1	50	50	
BATH 1	1	69	69	1	120	120	for assisted bathing
BATH 2	1	48	48			0	
BATH 3	1	83	83			0	
LINEN	1	100	100	1	100	100	clean supply + linen room
STAFF BREAK				1	80	80	
STAFF LOCKER ROOM					80	0	Shared with Surgery
STAFF TOILET					60	0	Shared with Surgery
SOIL UTILITY ROOM				1	100	100	
PRIVATE FAMILY CONFERENCE ROOM				1	120	120	
KITCHEN - SERVERY				1	75	75	15 foot long kitchenette facing Activity
PANTRY				1	80	80	
SUBTOTAL NSF			4,430			8,460	
DEPARTMENTAL GROSS SQUARE FEET			6,094			12,690	
GROSSING FACTOR			1.38			1.50	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			6,094			12,690	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes

- Existing patient room size is based on an average for the room type

Space Planning Program - Clinic

Project Petersburg Medical Center Master Plan
Date 10/24/2019
NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
CLINIC			2,736			6,430	
EXAM ROOM	8	98	94	15	120	1,800	
MINOR PROCEDURE ROOM L1 - 1	3	148	443	2	180	360	One with a treadmill
VISITING SPECIALIST ROOM				1	180	180	Cardiology, ENT, Dermatology
NURSE STATION L1	2	135	270	8	60	480	In collaborative workstations
WAITING ROOM L2 - 1	2	184	249	1	100	100	
PHYSICIAN OFFICES L2 - 1	4	71	284	4	80	320	Glass walls, near MA workstations
PSYCHOLOGIST/PSYCHIATRIST				1	120	120	Space for consultation in office
DICTATION/TELEMEDICINE				2	80	160	Enclosed rooms
CONSULTATION/CONFERENCE				2	100	200	Rooms for patient/family consultation
OPTOMETRY OFFICE				1	100	100	For 2 physicians
OPTOMETRY SUPPORT/STORAGE				1	80	80	
OPHTHALMOLOGY						0	Shared with Optometry office
AUDIOLOGY TESTING				1	180	180	With modular sound booth
DENTAL HYGIENE STATIONS				2	100	200	Future build out
DENTAL TREATMENT ROOM				1	120	120	Future build out, exam for now
DENTAL LAB				1	80	80	Future build out
NUTRITIONIST OFFICE				1	60	60	Office in collaborative space
DIETICIAN/WELLNESS COORD.				1	60	60	Office in collaborative space
NUTRITION EDUCATION						0	In consult room
WELLNESS CONSULTING						0	Standard exam room
GERIATRICIAN CONSULTATION						0	In consult room
INTERNAL ADULT HEALTH						0	Office in collaborative space
CARDIOLOGIST						0	Office in collaborative space
DERMATOLOGIST						0	Office in collaborative space
DERMATOLOGIST LAB				1	80	80	
CANCER TREATMENT/CHEMO					80	0	In Acute Care
CANCER TREATMENT/CHEMO					80	0	In Acute Care
ENT EXAM ROOM					120	0	In visiting specialist room
ENT PROCEDURE ROOM						0	In Minor Treatment Room
DAYCARE CENTER				1	600	600	Open play room with care amenities
OFFICE MANAGER	1	109	109	1	120	120	
CODING	1	43	43			0	In business office/Medical Records
TRANSCRIPTION	1	84	84			0	Not needed
VITALS ALCOVES			0	2	20	40	
PATIENT TOILET L1	1	53	53	2	60	120	
PATIENT TOILET L2	1	57	57			0	
CLINICAL LAB STATIONS	1	60	60	2	60	120	
COFFEE	1	26	26				In staff lounge
BUSINESS OFFICE	1	373	373		300	0	In business office/Medical Records
STAFF LOUNGE/MEETING ROOM	1	392	392	1	200	200	
RAD VIEW	1	51	51		80	0	Not needed
STORAGE	1	25	25	2	200	400	
GAS STORAGE	1	17	17	1	30	30	
STAFF TOILET L2 - 1	1	55	55	2	60	120	
STAFF TOILET L2 - 2	1	51	51			0	
SUBTOTAL NSF			2,736			6,430	
DEPARTMENTAL GROSS SQUARE FEET			5,342			9,002	
GROSSING FACTOR			1.95			1.40	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			5,342			9,002	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes

1. Room size for existing exam, waiting, nurse, and office is average of existing room sizes.

Space Planning Program - Acute Care

Project Petersburg Medical Center Master Plan
Date 10/24/2019
NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
ACUTE CARE			3,578			5,990	
PATIENT ROOM - Private	1	177	177	8	350	2,800	Including 5-6 swing beds, 2 isolation
ACUTE PR 2	1	296	296	2	350	700	BH/Observation
ACUTE PR 3	1	167	167	2	350	700	ICU
ACUTE PR 4	1	280	280			0	
ACUTE PR 5	1	164	164			0	
ACUTE PR 6	1	275	275			0	
TOILET/SHOWER	6	25	150			0	
BIRTHING ROOM TOILET	1	34	34			0	
BIRTHING ROOM	1	321	321		325	0	Separate room not required
POST PARTUM	1	175	175			0	
POST PARTUM BATH	1	57	57			0	
NURSERY	1	98	98		120	0	Not required. Baby will stay with mom
GOWN	1	72	72			0	
CHIEF NURSE OFFICE				1	120	120	Prefer to be on nursing floor
NURSE OFFICE				2	80	160	
NURSES WORK ROOM	1	220	220	1	250	250	Break and Shift Change
NURSE STATION	1	184	184	1	200	200	Shared with LTC
PHYSICIAN DICTATION			0	1	60	60	
MEDS ROOM	1	82	82	1	120	120	
NOURISHMENT	1	75	75	1	80	80	
CCU	1	178	178			0	In BH/Observation
CCU TOILET	1	18	18			0	In BH/Observation
CLEAN SUPPLY	1	190	190	1	200	200	
(ISOLATION/PSYCH) ANTE	1	43	43	1	60	60	Outside 1 Patient Room
ISOL/PSY TOILET ROOM	1	34	34			0	
ISOL/PSY	1	130	130			0	In BH/Observation
VISITOR LOUNGE			0	1	200	200	
SOILED HOLDING			0	1	80	80	
CRASH CART ALCOVE			0	1	20	20	
EQUIPMENT / SUPPLIES	1	16	16	1	120	120	
DOCTORS WORK ROOM	1	118	118		120	0	None needed
STAFF TOILET			0	1	60	60	ADA - Can be shared with other depts.
HOUSEKEEPING	1	24	24	1	60	60	1 large housekeeping for all services
SUBTOTAL NSF			3,578			5,990	
DEPARTMENTAL GROSS SQUARE FEET			4,295			7,188	
GROSSING FACTOR			1.20			1.20	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			4,295			7,188	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Space Planning Program - Emergency Department

Project Petersburg Medical Center Master Plan
Date 10/24/2019
NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
EMERGENCY DEPARTMENT			954			1,440	
PUBLIC WAITING	1	60	60	1	100	100	
TRIAGE			0		120	0	Not needed
TREATMENT	1	128	128	2	180	360	
SEMI-PRIVATE EXAM ROOM	1	101	101			0	
OPEN EXAM ROOM w/ CURTAINS	1	68	68			0	
OPEN EXAM ROOM w/ CURTAINS 2	1	68	68			0	
EXAM ROOM	1	96	96	2	120	240	Enclosed room
NURSE STATION	1	265	265	1	80	80	Satellite of Acute nurse station
MEDS	1	23	23		80	0	Secure storage cabinets
PATIENT TOILET	1	23	23	1	60	60	
CONSULTATION / BEREAVEMENT			0		80	0	Not needed
CLEAN SUPPLY	1	77	77	1	80	80	
SOILED HOLDING	1	45	45	1	60	60	
CRASH CART ALCOVE			0	1	20	20	
EQUIPMENT STORAGE			0	1	100	100	
SECURITY/EMT ROOM			0	1	60	60	Workstation for EMT reports
DECONTAMINATION / GURNEY WASH			0	1	100	100	
AMBULANCE ENTRANCE VESTIBULE			0	1	180	180	sized large for wheelchairs
STAFF TOILET			0		60	0	Could be shared with other dept.
HOUSEKEEPING			0		80	0	Shared with Surgery?
SUBTOTAL NSF		894	954			1,440	
DEPARTMENTAL GROSS SQUARE FEET			1,053			2,160	
GROSSING FACTOR			1.10			1.50	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			1,053			2,160	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Space Planning Program - Laboratory

Project Petersburg Medical Center Master Plan
Date 10/24/2019
NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
LABORATORY			1,683			2,060	
LAB WORK SPACE	1	832	832	1	900	900	Based on similar processes
RECEPTIONIST	1	92	92	1	100	100	
WAIT	1	50	50	1	80	80	
SPECIMENT TOILET	1	53	53	1	60	60	ADA with specimen pass-through
BACTERIOLOGY	1	149	149	1	180	180	
STORAGE			0	1	100	100	
LOUNGE/LOCKER/BREAK	1	111	111	1	150	150	
STAFF TOILET				1	60	60	For lab staff
OFFICE	1	101	101	1	120	120	
BLOOD DRAW	1	88	88	2	80	160	
HISTOLOGY	1	147	147	1	150	150	
PATIENT TOILET 1	1	25	25		60	0	1 specimen toilet room is sufficient
PATIENT TOILET 2	1	35	35			0	
BLOOD BANK				1	120	120	
SUBTOTAL NSF			1,683			2,060	
DEPARTMENTAL GROSS SQUARE FEET			1,881			2,575	
GROSSING FACTOR			1.12			1.25	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			1,881			2,575	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes

Space Planning Program - Imaging

Project Petersburg Medical Center Master Plan
Date 10/24/2019
NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
IMAGING			1,437	1.20		3,470	
X-RAY (RF)	1	330	330	1	350	350	
R/F EFG PULM FUNC	1	249	249	1	380	380	
BONE DENSITOMETRY/DEXA			0	1	140	140	
ULTRASOUND	1	192	192	1	200	200	
ULTRASOUND TOILET			0	1	60	60	
MAMMOGRAPHY			0	1	200	200	
CT ROOM			0	1	450	450	
CT CONTROL ROOM			0	1	180	180	
CT TOILET			0	1	60	60	60 ADA toilet
MRI SCAN ROOM				1	500	500	500 Shell space for future
MRI EQUIPMENT ROOM				1	180	180	180 Shell space for future
MRI CONTROL ROOM				1	160	160	160 Shell space for future
C-ARM ROOM					120	0	Not needed
FILES	1	161	161	1	150	150	
RAD OFFICE	1	108	108	1	180	180	Shared - Director + 2 techs
IMAGE VIEW	1	62	62		180	0	Not needed
R/F DARK ROOM	1	89	89			0	Not needed
TELEMEDICINE					120	0	In Clinic
ECHOCARDIOGRAPHY					120		In Clinic
DRESSING ROOM	4	20	80	2	50	100	1 ADA
PATIENT TOILET	1	22	22	1	60	60	60 ADA toilet
CLEAN SUPPLY			0		100	0	Shared with Emergency
SOILED HOLDING			0		80	0	Shared with Emergency
STORAGE	1	144	144	1	120	120	Equipment
STAFF TOILET			0		60	0	At common shared staff changing area
SUBTOTAL NSF			1,437			3,470	
DEPARTMENTAL GROSS SQUARE FEET			2,126			5,205	
GROSSING FACTOR			1.48			1.50	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			2,126			5,205	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes



Space Planning Program - Pharmacy

Project Petersburg Medical Center Master Plan

Date 10/24/2019

NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
PHARMACY			117			640	
PHARMACY WORK AREA	1	117	117	1	200	200	Assembly and packaging
DISPENSING			0		100	0	Not needed
OFFICE			0	1	80	80	Drug coordinator
RECEIVING/BREAKOUT			0	1	80	80	Controlled acces
PHARMACY STORAGE			0	1	80	80	Controlled acces
USP 800 W/ ANTEROOM			0	1	130	130	Chemo prep
IV HOOD			0	1	70	70	Sterile prep
SUBTOTAL NSF			117			640	
DEPARTMENTAL GROSS SQUARE FEET			117			1.20	
GROSSING FACTOR			1.00			768	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			117			768	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes

1. Assumes PMC inpatient and outpatient service only



Space Planning Program - Surgery

Project Petersburg Medical Center Master Plan

Date 10/24/2019

NAC No. 121-19016

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DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes



Space Planning Program - Central Sterile

Project Petersburg Medical Center Master Plan
Date 10/24/2019
NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
SURGERY/CENTRAL STERILE			480			760	
STER SUPPLY	1	188	188	1	300	300	
SORT & PACK	1	120	120	1	200	200	
CART WASH			0		120	0	Outside department
DECONTAMINATION	1	109	109	1	180	180	
STERILIZATION	1	63	63	1	80	80	
			SUBTOTAL NSF			760	
			DEPARTMENTAL GROSS SQUA			988	
			GROSSING FACTOR			1.30	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			523			988	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Space Planning Program - Physical Therapy

Project Petersburg Medical Center Master Plan
Date 10/6/2019
NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
PHYSICAL THERAPY			1,096			2,682	
RECEPTIONIST			0	1	80	80	
WAITING AREA	1	50	50	1	100	100	waiting room for 5 people x 20
WHEELCHAIR STORAGE			0	1	30	30	
PT DIRECTOR OFFICE			0	1	120	120	
PT OFFICE	1	198	198	1	120	120	2 therapist workstations
EXAM ROOM	1	96	96	2	120	240	PT Evaluation and Treatment room
THERAPY POOL	1	89	89				0 Pool not required?
PATIENT TOILET 1	1	55	55	1	60	60	ADA Toilet room
PATIENT TOILET 2	1	28	28	1	60	60	Staff toilet
WORK AREA	1	480	480	1	500	500	Open shared therapy space
TREATMENT STATIONS			0	4	80	320	Open bays with curtains
TREATMENT ROOM PRIVATE			0	2	110	220	Pediatric, Women, Acupuncture
STORAGE (4 small rooms existing)	4	25	100	1	100	100	one large equipment room
OT OFFICE			0	1	80	80	
OT EXAM			0	1	120	120	
ST OFFICE			0	1	80	80	
ST EXAM			0	1	120	120	Enclosed room
MASSAGE THERAPY			0	1	80	80	Dedicated with table
CHIROPRACTIC THERAPY			0	1	100	100	Dedicated with chiropractic table
TREADMILL			0				0 Located in Work Area
WOUND CARE			0	1	140	140	With shower?
CRASH CART ALCOVE			0	1	12	12	
SUBTOTAL NSF			1,096			2,682	
DEPARTMENTAL GROSS SQUARE FEET			1,253 existing			3,353 projected	
GROSSING FACTOR			1.14			1.25	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			1,253			3,353	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

NOTES

1. Therapy pool not included. Is one desired?
2. Two private multi-use therapy rooms shared
3. Is a shower stall desired for wound care treatment?

Space Planning Program - Home Health

Project Petersburg Medical Center Master Plan

Date 10/24/2019

NAC No. 121-19016

SPACE	QTY	EXISTING		TOTAL	QTY	PROPOSED	
		AREA				AREA	TOTAL
HOME HEALTH				1,672			440
Visiting Physicians							
RECEPTIONIST 1	1	115		115			In Clinic
WAITING AREA	1	155		155			In Clinic
OFFICE 1	1	130		130			In Clinic
EXAM ROOM	1	76		76			In Clinic
EXAM ROOM	1	80		80			In Clinic
EXAM ROOM	1	152		152			In Clinic
PATIENT TOILET 1	1	51		51			In Clinic
STAFF TOILET	1	49		49			In Clinic
Public Health & Home Health							
RECEPTIONIST 1	1	168		168		150	0 Not needed
WAITING AREA	1	155		155		100	0 Not needed
OFFICE 1	1	107		107	1	320	320 Shared with Clinic
OFFICE 2	1	141		141		120	0
EXAM ROOM	1	119		119		120	0 Not needed
STORAGE	1	69		69	1	120	120 Home health
PATIENT TOILET	1	56		56		60	0 Not needed
STAFF TOILET	1	49		49		60	0 Not needed
SLEEP ROOMS				0		80	0 Not needed
SLEEP SUPPORT				0		100	0 Not needed
SUBTOTAL NSF				1,672			440
DEPARTMENTAL GROSS SQUARE FEET				2,416			616
GROSSING FACTOR				1.44			1.40
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE				2,416			616

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

NOTES

1. Public health nurse office located with clinic.
2. Visiting physician exams and offices are included in Clinic program.

Space Planning Program - Maintenance

Project Petersburg Medical Center Master Plan
Date 10/24/2019
NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
MAINTENANCE			2,376			2,967	
LAUNDRY	1	469	469	1	500	500	
SOILED LINEN HOLDING	1	61	61	1	300	300	
HOUSEKEEPING			0	1	120	120	Assume 4 housekeeping carts
LOCKER / SHOWER / TOILET			0		120	0	At shared facility
MAINTENANCE OFFICE			0	1	120	120	Incl. plan storage and BIM Control Stn.
MAINTENANCE SHOP	1	1,281	1,281	1	900	900	Active repair and Maintenance Supplies
ELECTRICAL ROOM	1	280	280			0	
MECH. / GENERATOR	1	216	216	1	400	400	Hospital and Clinic generators
OXYGEN STORAGE	1	61	61	1	120	120	Oxygen generator
OUTSIDE MAINTENANCE EQUIPMENT			0			0	
HOUSEKEEPING L1	1	8	8	2	60	120	Assume 2 in the hospital
SUBTOTAL NSF			2,376			2,580	
DEPARTMENTAL GROSS SQUARE FEET			3,000			2,967	
GROSSING FACTOR			1.26			1.15	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			3,000			2,967	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes

1. Laundry area includes washing, drying, folding and holding on carts
2. Mechanical and Electrical rooms included in Building GSF factor
3. Will likely need a maintenance shed somewhere on the site for vehicles.

Space Planning Program - Dietary

Project Petersburg Medical Center Master Plan
Date 10/24/2019
NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
DIETARY			1,656			2,940	
OFFICE			0	1	160	160	2 people shared
STORAGE	1	237	237	1	800	800	Dry and cold storage
KITCHEN	1	691	691	1	1,000	1,000	Food prep and cart loading
STORAGE	1	518	518		250	0	
JANITOR	1	20	20			0	
DISHWASHING	1	100	100	1	120	120	
LOCKERS	1	50	50	1	80	80	Dietary Staff
TOILET	1	40	40	1	60	60	Dietary Staff
SERVICE LINE				1	120	120	Staff and visitors
CAFETERIA				1	600	600	Staff and visitors
SUBTOTAL NSF			1,656			2,940	
DEPARTMENTAL GROSS SQUARE FEET			2,000			3,822	
GROSSING FACTOR			1.21			1.30	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			2,000			3,822	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes

1. Dietary will serve staff and visitors as well as patients.



Space Planning Program - Central Supply

Project Petersburg Medical Center Master Plan
Date 10/24/2019
NAC No. 121-19016

SPACE	EXISTING			PROPOSED			REMARKS
	QTY	AREA	TOTAL	QTY	AREA	TOTAL	
CENTRAL SUPPLY			5,012			4,840	
STORAGE 1	1	787	787	1	4,000	4,000	1 large storage facility
STORAGE 2	1	1,762	1,762			0	
STORAGE 3	1	1,615	1,615			0	
RECEIVING/BREAKDOWN	1	223	223	1	240	240	
TRASH	1	190	190	1	200	200	
OFFICE	1	80	80	1	80	80	
CLEAN STORAGE	1	200	200			0	Included above
WASH ROOM				1	120	120	With hose bib and drain
MORGUE	1	155	155	1	200	200	Near loading dock
SUBTOTAL NSF			5,012			4,840	
DEPARTMENTAL GROSS SQUARE FEET			6,000			6,292	
GROSSING FACTOR			1.20			1.30	
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE			6,000			6,292	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes

1. Assuming generous storage to accommodate shipping realities.
2. Morgue included in this department because of proximity to loading dock.



Space Planning Program - Other Support Spaces

Project Petersburg Medical Center Master Plan

Date 10/24/2019

NAC No. 121-19016

SPACE		QTY	EXISTING AREA	TOTAL	QTY	PROPOSED AREA	TOTAL	REMARKS
OTHER SUPPORT SPACES				4,660			0	
	EMPLOYEE LOUNGE	1	269	269			0	With Dietary
	LOCKER ROOM 1	1	90	90			0	With Dietary
	LOCKER ROOM 2	1	49	49			0	With Surgery
	LOCKER ROOM 3	1	49	49			0	With Surgery
	STAFF CLOSET	1	38	38			0	
	OFFICE 1	1	214	214			0	Assigned to departments
	OFFICE 2	1	108	108			0	Assigned to departments
	OFFICE 3	1	113	113			0	Assigned to departments
	OFFICE STORAGE	1	23	23			0	Assigned to departments
	STAFF DINING AREA	1	283	283			0	With Dietary - common dining room
	HOUSEKEEPING L1	1	8	8			0	With Maintenance
	HOUSEKEEPING L2	1	14	14			0	With Maintenance
	GYM FOR STAFF						0	Assume use of community facilities
	SWIMMING POOL FOR STAFF						0	Assume use of community facilities
	TRAINING/EDUCATION ROOM						0	With Administrative Area
	CONFERENCE ROOM						0	With Administrative Area
	PUBLIC HEALTH NURSE ACCOMODATION						0	With Clinic
	MECHANICAL ROOM 1	1	861	861			0	Oth
	MECHANICAL ROOM 2	1	906	906			0	In building grossing factor
	MECHANICAL ROOM 3	1	71	71			0	In building grossing factor
	MECHANICAL ROOM 4	1	266	266			0	In building grossing factor
	MECHANICAL ROOM 5	1	56	56			0	In building grossing factor
	MECHANICAL ROOM 6	1	114	114			0	In building grossing factor
	ELECTRICAL CLOSET L1 - 1	1	280	280			0	In building grossing factor
	ELECTRICAL CLOSET L1- 2	1	36	36			0	In building grossing factor
	ELEVATOR AND MACHINE ROOM 1	1	105	105			0	In building grossing factor
	ELEVATOR 2	1	44	44			0	In building grossing factor
	ELEVATOR 3	1	80	80			0	In building grossing factor
	STAIRS 1	1	133	133			0	In building grossing factor
	STAIRS 2	1	133	133			0	In building grossing factor
	STAIRS 3	1	156	156			0	In building grossing factor
	STAIRS 4	1	161	161			0	In building grossing factor
	SUBTOTAL NSF		4,660	4,660			0	
	DEPARTMENTAL						0	
	GROSSING FACTOR			0.00				
TOTAL DEPARTMENT GROSS SQUARE FOOTAGE				0			0	

DEPARTMENT GROSSING FACTOR

Interior walls, partitions, corridors, hallways, specific to each department

Notes

1. These existing spaces have been picked up in other departments or are accounted for in building grossing factor.